

**TOWN OF SOMERS: ZONING COMMISSION  
REGULAR MEETING  
MONDAY, JUNE 1ST, 2015  
7:00PM TOWN HALL - MINUTES**

**PRESENT:** Chairperson Jill Conklin, Vice Chair Karl Walton, Secretary Dan Fraro, Paige Rasid, Lucas Cherry. Also in attendance, Staff Liaison John Collins

**I. CALL TO ORDER:** Jill Conklin, Chair, called the meeting to order at 7:04PM.

**II. PUBLIC HEARING:**

Chair, Jill Conklin opened the public hearing by reading the following which was published on May 18<sup>th</sup> and May 25<sup>th</sup>, 2015:

The Somers Zoning Commission will hold a Public Hearing on Monday, June 1, 2015 at 7:00PM in the Somers Town Hall, 600 Main Street, Somers CT, to receive comments on the following:

- a. Application of Bruce E Wood, 223 Wood Road, Somers, CT: renew Special Use Permit to conduct an earth removal and filling operation at 263 Wood Road, Somers.
- b. Application of Lisa Bonacker, 119 Ninth District Rd, Somers, CT: Special Use Permit to conduct a Dance Studio at 40 Scitico Rd, Somers, CT

Said proposal is on file in the Land Use Office of the Town of Somers, Somers Town Hall. At this hearing, interested persons may be heard and written communications received.

Dated at Somers, Connecticut this 13<sup>th</sup> day of May, 2015

- A. The floor was opened to Joe Ussery, J.R. Russo, at 7:07PM to overview the plans of Bruce E. Wood, 223 Wood Road, Somers. Very little has changed since last year. The working face is still in the same location, as are the entrance to the pit and exit from the pit. The Bond for the Special Use Permit is \$57,160.

Jeff Bord, Town Engineer and John Collins, Staff Liaison, made a site inspection. They told Bruce Wood that he had to get rid of a trail on the premises for ATVs and dirt bikes. Bruce Wood has put a stop to ATVs and dirt bikers by blocking the entrance and exit with big boulders and has posted the property with signs. He has also partially spread topsoil to mitigate the dust.

The floor was opened to the public at 7:15PM.

Vinny Navin, 244 Root Road, Somers was the only participant. He has been a resident on Root Road for 8 years.

Mr. Navin was in favor of the Special Use Permit as long as Mr. Wood does something to prevent the dust which has been drifting over surrounding properties. Mr. Navin brought photographs of his car and window sills in his home which were covered with dust as a result of one day's accumulation.

Discussion ensued. Neighbors should report ATV and dirt bikes on the premises to the Police. Karl Walton suggested that if the Special Use Permit is approved for Bruce Wood it should be contingent on erosion control and permanent elimination of ATVs and dirt bikes.

Karl Walton made a motion to close the Public Hearing. Lucas Cherry seconded. All were in favor. The motion carried. The Public Hearing was closed at 7:34PM.

- B. The Public Hearing was opened by Chair, Jill Conklin for the Special Use Permit of Lisa Bonacker, 119 Ninth District Road, Somers Ct: to open a Dance Studio at 40 Scitico Road, Somers. No one was present to represent Lisa Bonacker.

Jill Conklin mentioned that parking may be an issue with only 4 spaces designated for the Dance Studio. John Collins mentioned that there is plenty of parking around the building at 40 Scitico Road. He will increase the required parking on the application to 8 spaces.

- III. MINUTES APPROVAL:** Karl Walton made a motion to accept the May 6th minutes as submitted. Dan Fraro seconded. All were in favor. The motion carried.

- IV. NEW BUSINESS: NONE**

- V. OLD BUSINESS:**

- A. Application of Bruce E Wood, 223 Wood Road, Somers CT: renew Special Use Permit to conduct an earth removal and filling operation at 263 Wood Road, Somers volume 97 pg 173

Karl Walton made a motion to approve the Special Use Permit for Bruce Wood contingent on the permanent removal of the ATV/Dirt Bike trail and on-going erosion control. Dan Fraro seconded. All were in favor. The motion carried.

- B. Application of Lisa Bonacker, 119 Ninth District Rd, Somers, CT: Special Use Permit to conduct a Dance Studio at 40 Scitico Rd, Somers CT.

Paige Rasid made a motion to approve the Special Use Permit for Lisa Bonacker to have a Dance Studio at 40 Scitico Road, Somers. Dan Fraro seconded. All were in favor. The motion carried.

**VI. STAFF/COMMISSION REPORTS:**

SIGNS: Paige Rasid mentioned that signs were an issue again. The 24/7 Gym has 2 signs at Mountain Road.

Dean Reuter has signs on South Road. John Collins mentioned that he's waiting to go into the Pappas building.

There have been 11 applications for temporary signs.

It was agreed that signs will be an on-going problem and periodic sweeps may be required.

Karl Walton mentioned that there is a sign at the Town Line for the American Legion now. John Collins mentioned that that area is the State Right-of-Way, not Town responsibility.

COMPLAINT: There was one complaint about the dumpster behind Copper Tavern. There was miscellaneous trash surrounding it. Jen Roy, Somers ZEO spoke to the owners. The problem has been resolved.

**VII. CORRESPONDENCE/BILLS: None**

**VIII. ADJOURNMENT:**

Paige Rasid made a motion to adjourn the meeting. The motion was seconded by Dan Fraro. All were in favor. The meeting was adjourned at 7:57PM.

**Respectfully submitted,**

**Linda Abbott, Recording Secretary**